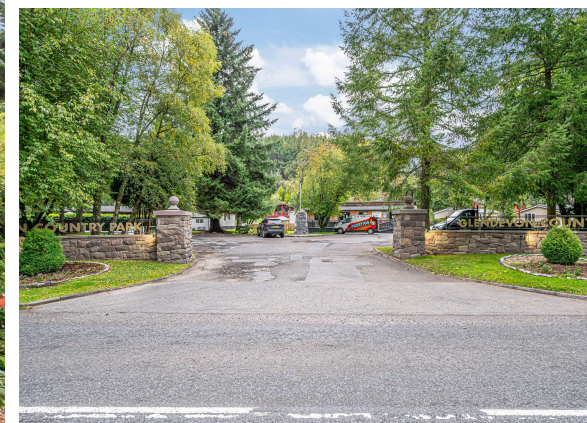




Morgans

PROPERTY

Larch Lodge Glendevon Park, , Glendevon, FK14 7JY

Offers Over £120,000





Detached three-bedroom lodge



Popular setting within Glendevon Holiday Park



Extensive wraparound decking



Spacious open-plan lounge and dining area



Well-equipped fitted kitchen



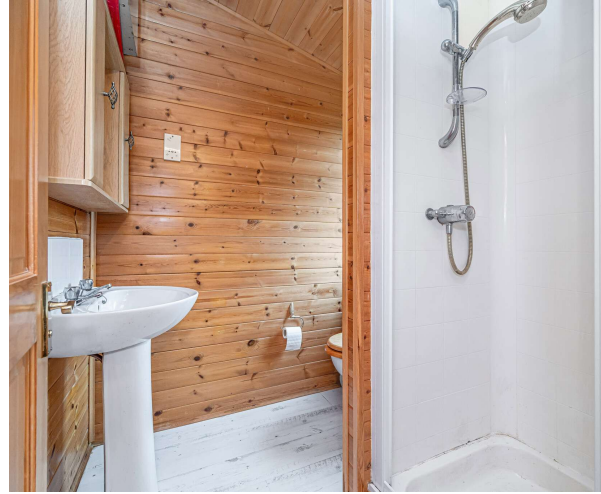
Family bathroom & Ensuite shower room



Garage and private parking for two vehicles



Access to excellent walking, cycling and outdoor pursuits



Welcome

Nestled within the picturesque surroundings of Glendevon Holiday Park, this charming three-bedroom lodge offers an idyllic countryside retreat in the heart of rural Clackmannanshire. Surrounded by beautiful woodland scenery and enjoying a peaceful setting, the property is ideal as a permanent home, holiday home or weekend escape. The accommodation is generously proportioned and comprises a bright and welcoming open-plan living and dining area, creating the perfect space for relaxing or entertaining family and friends. The well-appointed fitted kitchen provides ample worktop and storage space, complete with a range of appliances and attractive cabinetry. There are three comfortable bedrooms, including a spacious principal bedroom benefitting from its own ensuite shower room, providing added convenience and privacy. The additional bedrooms offer flexible accommodation for family and guests and are served by a family bathroom. Externally, the lodge enjoys an extensive wraparound decking area, ideal for outdoor dining, entertaining or simply relaxing whilst taking in the peaceful surroundings. To the front, there is an attractive garden area laid with a variety of mature shrubs, adding colour and character to the setting. The property further benefits from a garage and private parking for up to two vehicles, offering excellent practicality for owners and visitors alike. The timber-clad exterior blends beautifully with the natural setting, adding to the property's warm and inviting appeal. Glendevon Holiday Park is a popular and peaceful holiday destination, situated amongst stunning Perthshire and Clackmannanshire countryside, whilst remaining within easy reach of local amenities and transport links. The surrounding area offers excellent opportunities for walking, cycling and outdoor pursuits.





LOCATION

Glen Devon is a picturesque glen in Perthshire, located close to the small town of Auchterarder. The glen stretches south eastwards from the River Devon to Yetts o' Muckhart. The main road through the glen offers breath taking views north to the famous Gleneagles Hotel and the mountains around Loch Earn, south into the heart of the glen with soft rolling hills rising on either side and the gentle River Devon on the valley floor.

There are a number of walks on good paths close to the five reservoirs located in the area. The car park and picnic area in Glen Sherup makes a good starting point. At the southern end lies Castlehill Reservoir, this is the water supply for Fife.

Glenquey Reservoir is close by and the two can be linked by a short walk. Further into the heart of the glen you'll find Glen Sherup Reservoir and the two manmade lochs known as the Frandy Reservoirs. These were constructed by German prisoners of war in the First World War to supply water to the towns of Dunfermline and Rosyth.



Viewings & Extras

VIEWINGS

All viewings are strictly by appointment by calling Morgans on 01577 863424.

EXTRAS INCLUDED IN THE SALE

Fitted floor coverings, light fittings and integrated appliances will be included in the sale.

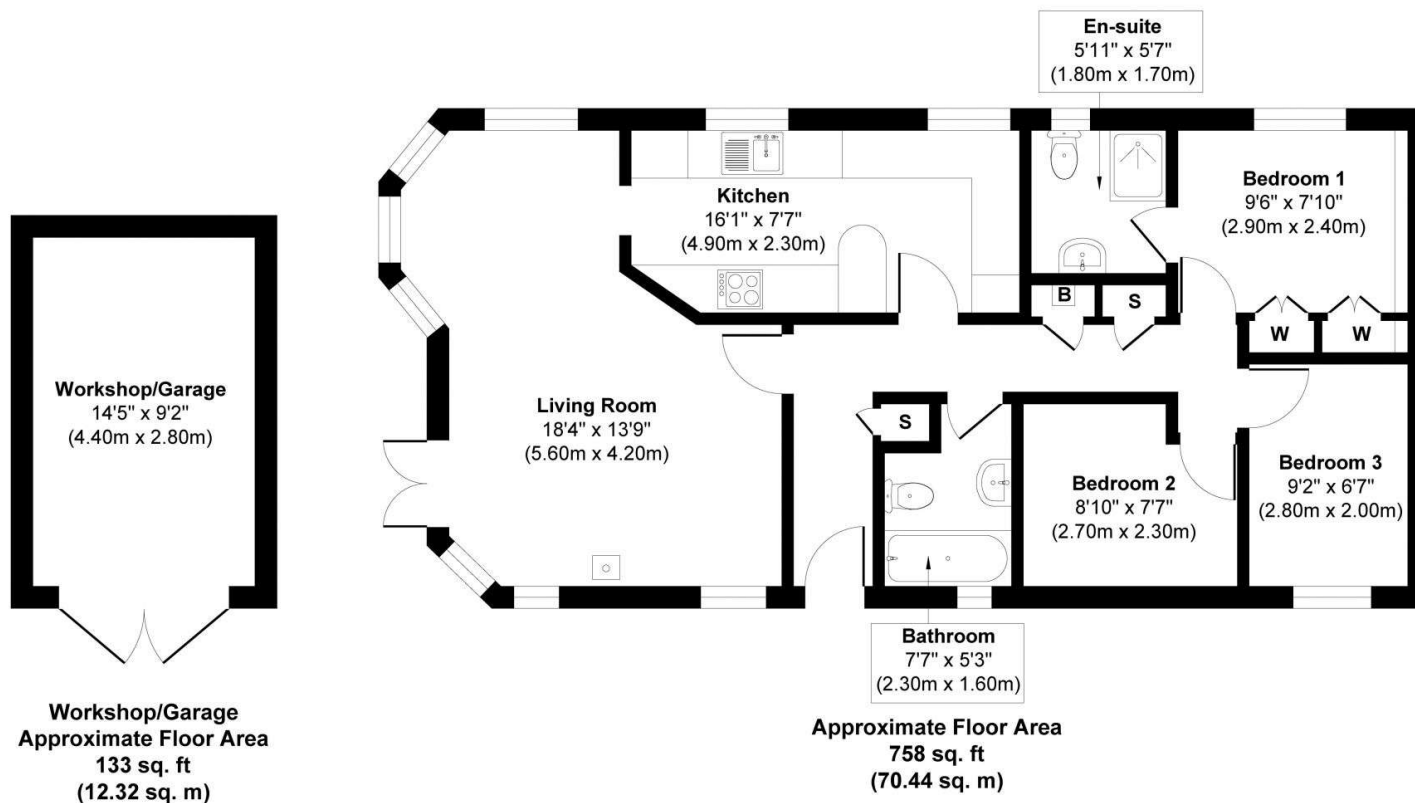
SERVICES

This is a residential lease hold lodge available all year round. There is an annual service charge of £1800 which covers road maintenance and bin collections and £460 for the water/waste water charge.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 891 sq. ft / 82.76 sq. m (Including Workshop/Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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